



To Let

Ground Floor Office Suites
1,207 sq ft / 112.13 sq m

20-22 Torphichen Street
Edinburgh
EH12 8JY

- Prime West End / Exchange District office space to let
- Attractive, category B listed townhouse
- Close proximity to Haymarket's rail station and tram stop

LOCATION

20-22 Torphichen Street is located between the City's West End and Exchange District, offering a prime business address supported by excellent transport links.

The property is in close proximity to Haymarket's rail station, tram stop and the City's bus network, including a direct link to the airport.

DESCRIPTION

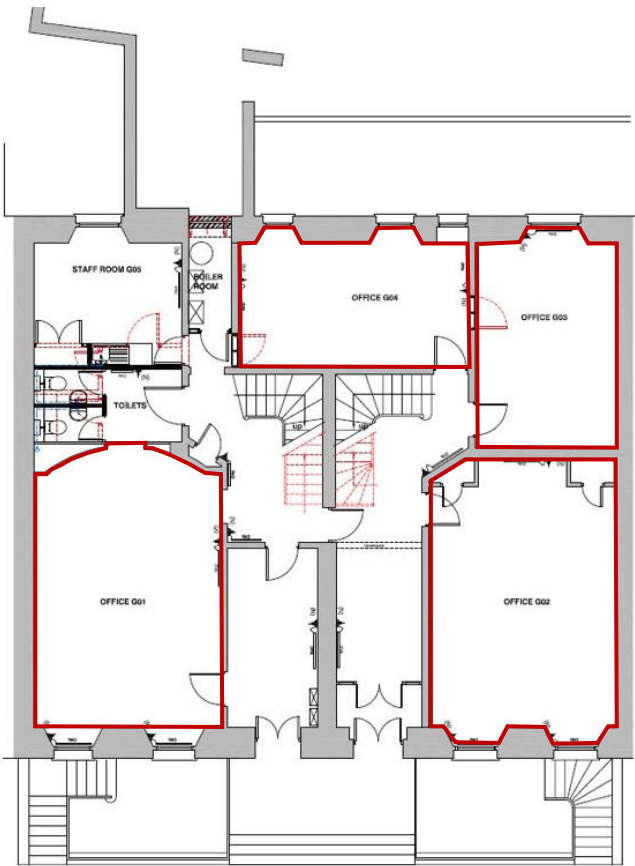
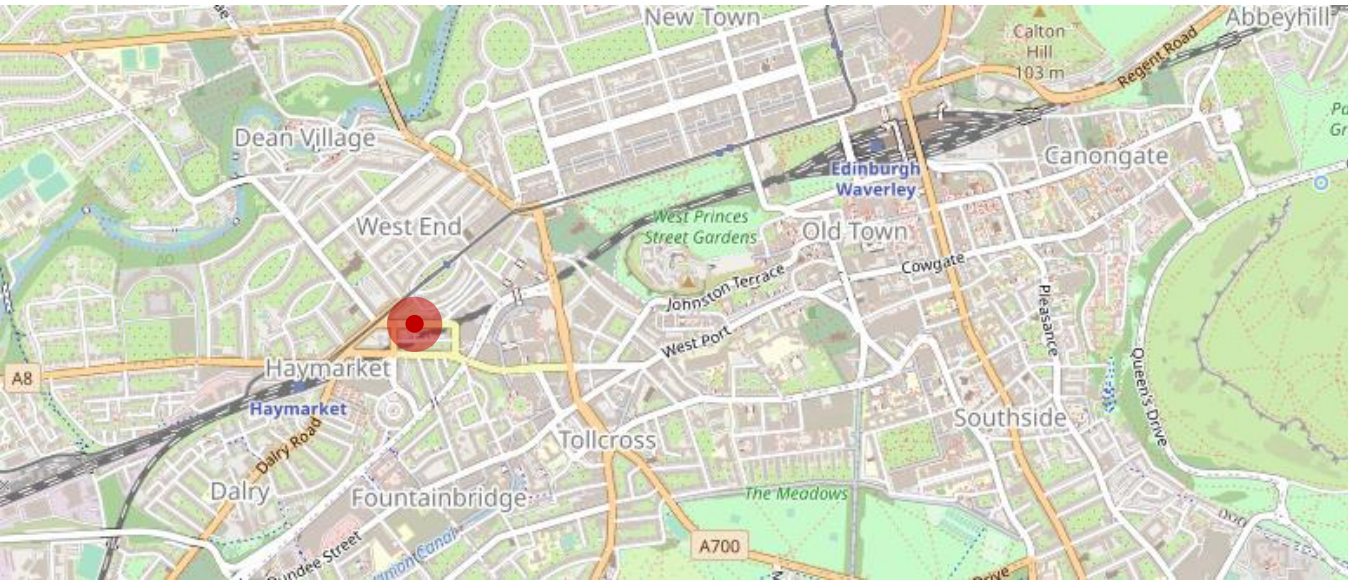
The attractive, Category B listed townhouse offers contemporary and well presented office accommodation which benefits from:

- Well presented vestibule area
- Underfloor cabling and floor boxes
- Suspended strip lighting
- Secondary glazing
- Gas fired central heating system
- Car parking by separate arrangement

ACCOMMODATION

The available ground floor suites have a net internal area of 1,207 sq ft / 112.13 sq m.

MAP



AVAILABLE GROUND FLOOR SUITES HIGHLIGHTED IN RED.



**Refurbished
Townhouse**



LED Lighting



**Dedicated
Car Parking**



Fully Cabled



LEASE TERMS & RENT

The ground floor suites are available to let on a Full Repairing and Insuring basis on lease terms to be agreed.

SERVICE CHARGE

A service charge is applicable and details are available on request.

VAT

VAT is payable on all outgoing related to the occupation of the building.

LEGAL COSTS

Each party will be responsible for their own legal costs, with the incoming tenant responsible for the payment of registration dues and any LBT payable.

ENTRY

Available for immediate entry.

RATES

The incoming occupier will be responsible for the payment of Local Authority Rates. We understand the premises currently has a rateable value of £10,050 and may qualify for small business rates relief.

It is recommended that interested parties contact Lothian Valuation Joint Board directly for rating information.

EPC

The property has an EPC rating of D.

VIEWING & FURTHER INFORMATION



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**Cuthbert
White**

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